

Site:
Land off
Royle Road,
Rochdale

Design and Access Statement



The proposed development is the land which gains access from Royle Road.
This Design & Access Statement (DAS) accompanies the full planning application made on behalf of BMC Rochdale Limited.

The proposal is to develop the site and create an Apartment Building with 75 apartments which are a mix of 38no. 1B2P and 37no. 2B3P.



The map above shows the location of the site with a red edged line.
Access is to be gained via a new access route from the intersection of Royle Road & Silk Street.

1. Introduction

Land Use and Community Facilities

The site is located off Royle Road in Rochdale. This Full Planning Application is to utilise the plot of land to create an Apartment building with 75no. apartments which are a mix of 38no. 1B2P and 37no. 2B3P, with associated car parking and communal garden for residents.

The site is located on a newley formed plateau located within a new build residential area, which has ongoing development of residential dwellings. The design of the apartment building will be sympathetic to the surroundings.

Site and Surrounding Context



View No. 1 - This is the proposed entrance to the site from the junction point of Silk Street & Royle Road (to the right).



View No. 2 - This is a view from Royle Road towards the site entrance and the proposed extension of Royle Road to create the new access road.



Existing Site Plan



View No. 3 - This is a view of the street scene adjacent to the proposed site entrance.



View No. 4 - This is a view further down Royle Road showing the ongoing development of houses.



Relevant Planning Policies

Full details regarding the proposals, planning history and planning policy, have been considered in the submitted planning application. Below is a summary of planning policies at local and national level considered particularly relevant to this application:

National Planning Policy

The National Planning Policy Framework (NPPF) came into force in 2012 and was last revised in December 2024. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration and its policies should be taken into account.

The NPPF places high importance on "a presumption in favour of sustainable development" (para 11) and confirms support for sustainable and accessible economic development that will meet the need of local communities.

Of particular relevance is "Section 5: Delivering a sufficient supply of homes" where the sustainable development is reinforced by supporting the Government's objective of significantly boosting the supply of homes and providing a provision of housing to be available for affordable home ownership. (Paragraph 61 - 66).

Also of relevance to this scheme is "Section 12: Achieving well-designed places" whereby "good design is a key aspect of sustainable development, creating better place in which to live" (p. 131) and the development is sympathetic to the local character and history whilst establishing a strong sense of place, using the arrangement of street, spaces and building types and materials to create an attractive, welcoming and distinctive place to live (para.135).

The proposals for the development will provide high quality residential development in an accessible and sustainable location, integrated with its surroundings and in keeping with national planning policy.

Local Planning Policy

Rochdale Core Strategy

The Core Strategy adopted by Rochdale Borough Council, sets out the overall strategy for development by providing clear guidance on where new house building should take place and promoting a wider choice of housing;

Addressing problems in inner urban areas and socially rented estates are a priority despite increasingly limited funding for intervention and regeneration;

Controlling pressure for housing in the north of the borough where opportunities are limited and encouraging housing (including higher value housing) in the south where capacity is greater but where the environment needs to be improved.

Ensuring that housing growth is supported by the community facilities, open space improvements and other necessary infrastructure.

Relevant policies taken from the Rochdale Core Strategy

C3 - Delivering the right type of housing

Widening housing choice will broaden the appeal of the borough and assist in meeting the needs of existing residents, help to attract new residents and is a key to supporting economic growth and prosperity

To do this we will:

- Ensure new development provides suitable accommodation that takes account of local needs and aspirations;
- Require a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change;
- Promote densities that make efficient use of land;
- Accommodation to meet the needs of specific groups including older people and other vulnerable groups.

P1 - Improving image

We will ensure new development improves the image of the borough by:

- a. Requiring design which is of a high standard, demonstrating innovation and originality;
- b. Helping to 'green' the urban environment, for example by securing tree planting on site and along streets and roads;
- c. Re-purpose brownfield land, integrating the site back into the urban fabric.

P3 - Improving design of new development

We will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design.

The following design principles should be adhered to wherever relevant:

Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;

Ensure that buildings contribute positively to the townscape, and are well proportioned;

Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);

Provide an appropriate mix of uses and consider the needs of all sections of society;

Ensure a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles;

Provide a hierarchy of spaces, relating positively to visual connections between the development and its surroundings;

Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible;

Ensure buildings can be easily adapted to meet future/alternative needs of occupants;

Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);

Design buildings and spaces so that quality and appearance can be maintained over time; and

Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping.

Planning History

Outline consent was granted in March 2021 for development of the site for the erection of 9 industrial units in Use Classes B1, B2 and B8 (ref 18/01407/OUT). All matters were reserved except access. This established the principle of redeveloping the site, with concept plans outlining a substantial configuration of sheds. The decision to grant consent took into account the adjacent housing development of 201 dwellinghouses and 24 apartments (ref 18/01399/FUL, granted August 2020 and subject to subsequent amendments). The approach which has now been adopted, reflects the final details of the land re profiling and the site which has been created.



Transport, Access and Highway Issues

The site is 1 mile to Castleton Train Station and 1.4 miles away from Rochdale Train Station. There are bus stops within walking distance from the sites which connect to various towns and villages surrounding Rochdale.

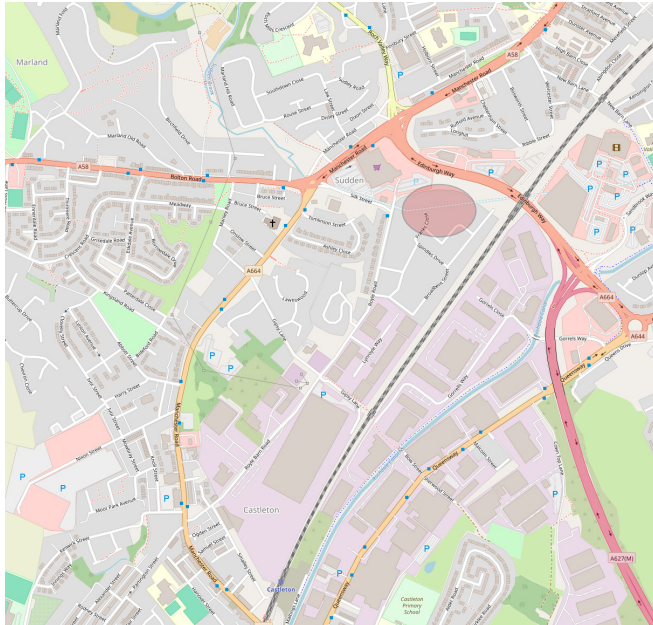
Car - The site is can be accessed through the motorway M6 via A627 M towards Rochdale Bypass, and A-road A58 (Roachdale Road/ Manchester Road).

Public Transport - There are bus stops within a short walking distance from the site which provide services to the local area. The bus stop from Silk Street opposite the site entrance, and the local train stations provide services to Manchester Picadilly with a 40min-1 hour journey time.

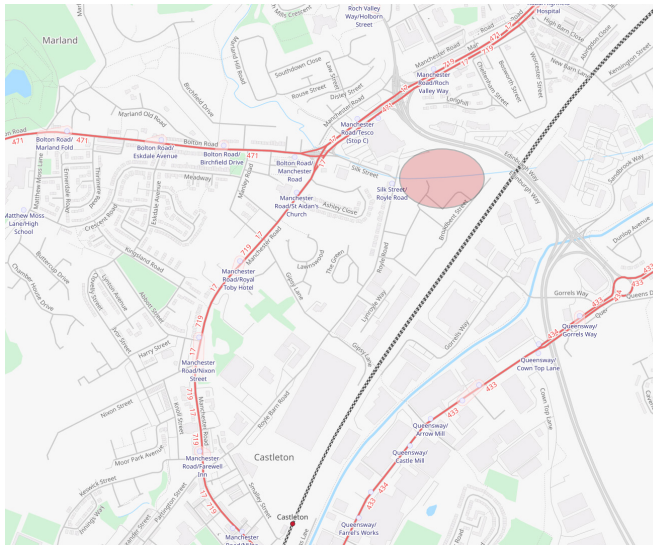
Cycle Paths/Pedestrian Routes - There is a network of roads and pavements providing both pedestrian and bicycle access to nearby amenities including a medical centre, recreation grounds, schools and shops.

Local Amenities & Green Space - Local Amenities (all within walking distance of the proposed development site):

- Sandbrook Park (Retail Park including a variety of restaurants, Odeon cinema and PureGym.)
- Tesco Superstore
- Castleton Health Centre
- Mandale Park (1 mile)
- Marland Golf Course
- Springfield Park (1 mile)



Above: The map above shows the combination of residential and commercial areas around the site.



Above: Transport Map showing key public highways and public transport links and stations/ stops.

Urban Context

The site is located within a residential area, please see examples of nearby housing below.



Above: Housing on Royle Road, Rochdale



Above: Housing on Royle Road, Rochdale



Above: Housing on Royle Road, Rochdale

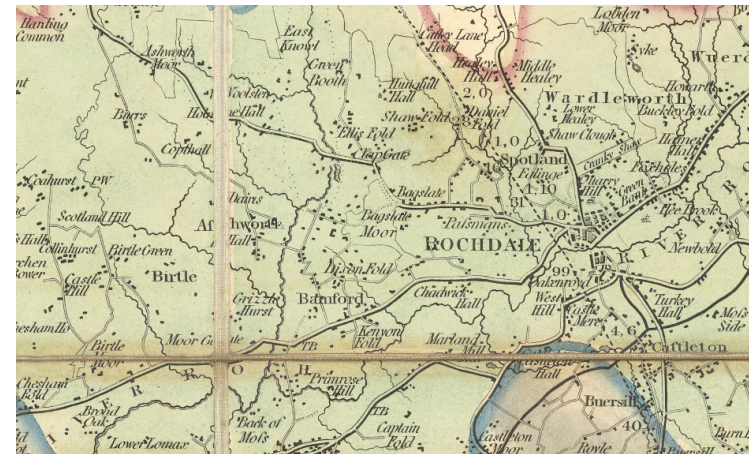


History

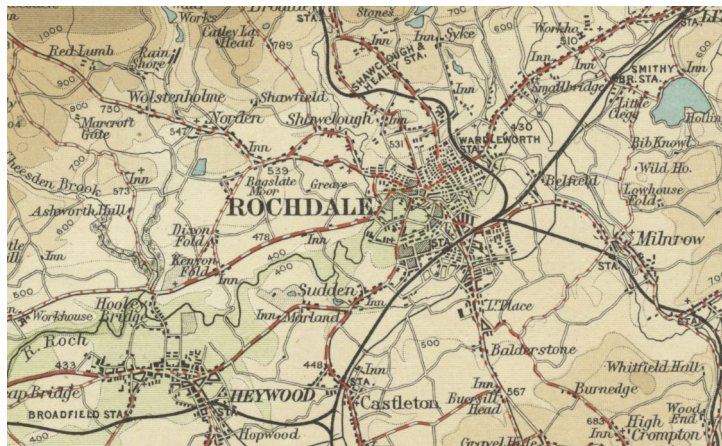
The plans below show the history of the site from 1786 to present day and its gradual urban development particularly from the 1900's to present day.



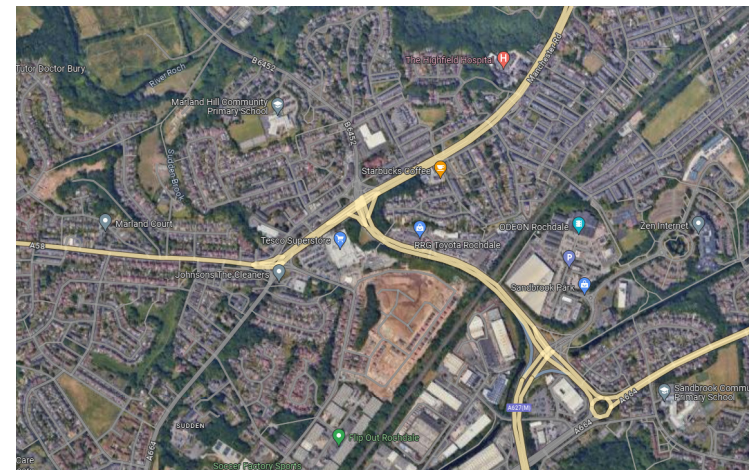
The map above is from 1786 and shows the area to be largely agricultural or open undeveloped land with small settlements to the south-west of Rochdale.



The map above is from 1836 and shows little further development from 1786.



The map above is from 1904 and shows the urban development picking up pace, whilst providing a variety of transport links that center in Rochdale.



The map above shows the vacant land where the site is situated with a fully developed urban environment surrounding the site, a combination of residential and industrial/ commercial units/ estates.



Proposed Site Plan

Project Aims

The proposal offers a 5-storey apartment building providing a mix of 1-bed and 2-bed apartments with associated car parking and communal garden area.

Key Objectives for the Development

1. Respect local character.
2. The site is surrounded by existing residential buildings, therefore overlooking distances must be maintained and trees and hedging to be considered to mitigate these overlooking distances to respect the privacy of neighbours and the future residents of the development buildings.
3. Develop a community garden space for local residents.
4. The bin store is on the east side of the building, accessible from the road and footpath which allows convenient waste disposal and collection.

Project Constraints

1. Challenging site access route coming from Royle Road/ Silk Street with steep embankment along the roadside.
2. Overlooking distances to be maintained from existing houses
3. Access road ascending to apartment building needs to be angled due to the steep gradient to allow for bin lorries/ fire appliance to gain access to the site.

Waste Collection

Rochdale Borough Council are responsible for the waste collection for Royle Road and the surrounding area. The example below is taken from the Rochdale Borough Council website which details local bin collection dates for the site area.

Your next bin collection date

10 Royle Road, Rochdale, OL11 3ET



Wednesday 11th February 2026

- Food and garden bin
- Paper and cardboard bin

More bin collection dates

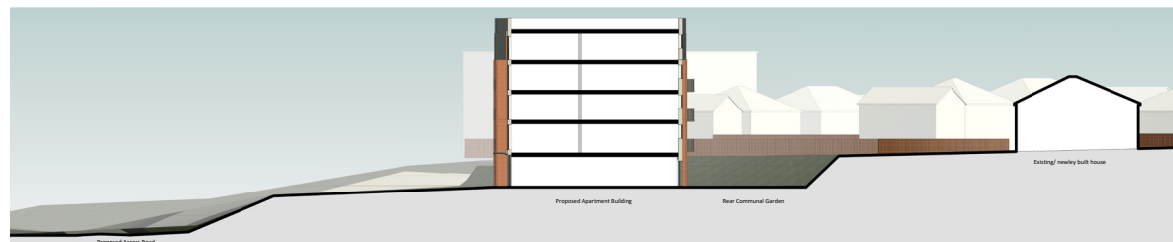
Date	Bin to collect	Bin to collect - Image
Wednesday 11th February 2026	Paper and Cardboard	
Wednesday 11th February 2026	Food and Garden	
Wednesday 18th February 2026	Glass and Bottles	



Proposed site plan



Site Elevation



Site Section

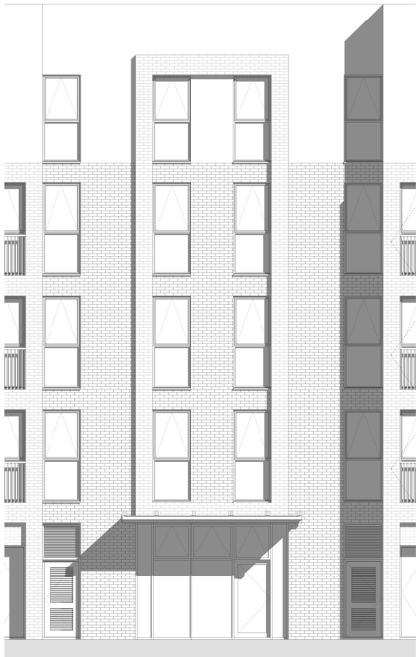


Appearance

Consideration has been given to the elevational treatment of the apartment building with a grid based facade design that wraps the building with a zinc top floor to add contrast to the overall appearance with the building flanked on both ends by a glazed staircase. The central entrance is signified by the variation in facade design, allowing for ease of navigation and create a focal point.

The key design principles are as follows:

- Low maintenance materials to give long-term durability and good weathering performance.
- Materials to reflect the surrounding area and the addition of zinc adds a contemporary approach to design while reflecting the colour of the neighbouring tiled roofs.
- Utilise trees to contrast visually with the building finish for additional aesthetic.



Elevation Detail



Front Elevation



Rear Elevation



Side Elevation 1



Side Elevation 2



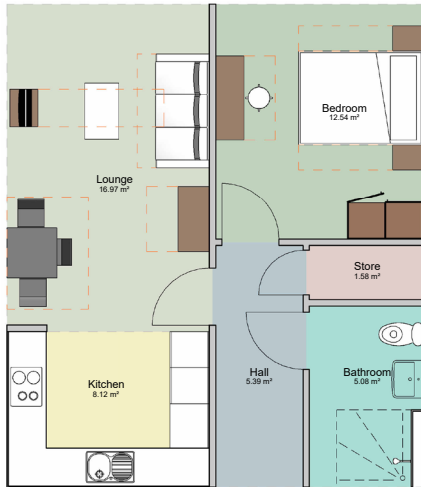
Appearance

3D view of the proposed apartment building

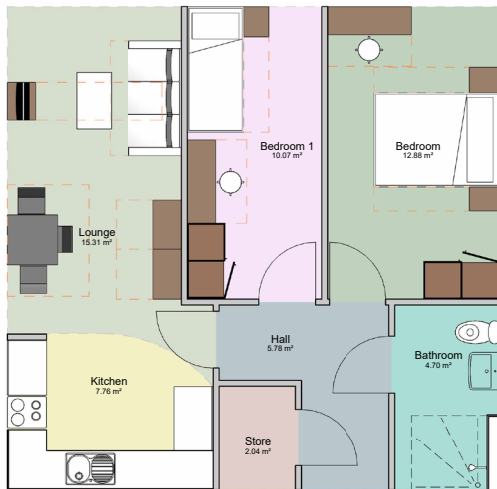


Apartments

All apartments comply with the minimum requirements of the NDSS with two indicative layouts shown opposite.



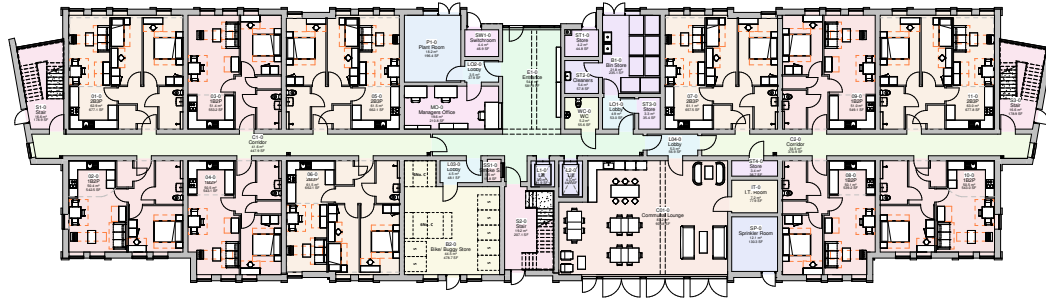
1B2P Apartment - 50m²



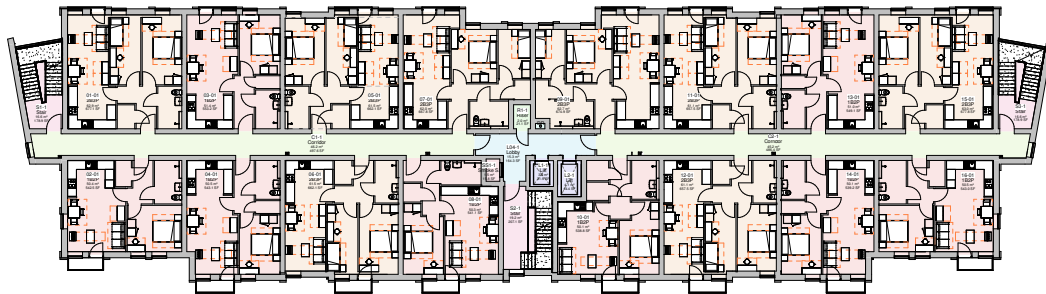
2B3P Apartment - 61m²

Apartment Building GA Plans

The apartment building has a central entrance lobby with a stair core and lifts located from this space. Ancillary rooms are located adjacent to the main entrance, with an internal bin and bike store available for residents. A communal lounge is provided for residents, which opens out to the communal garden.



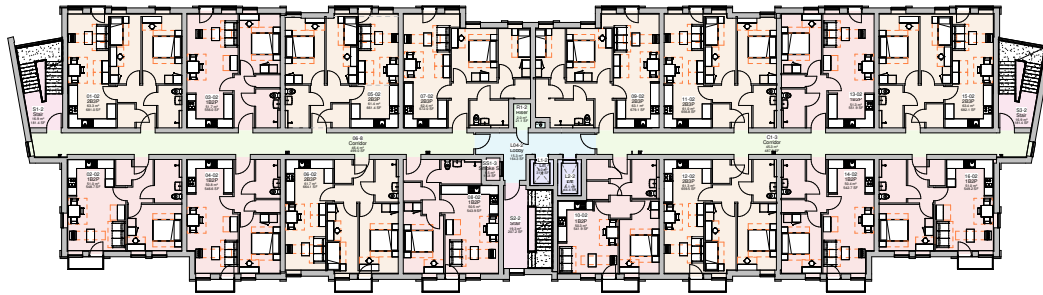
Ground Floor



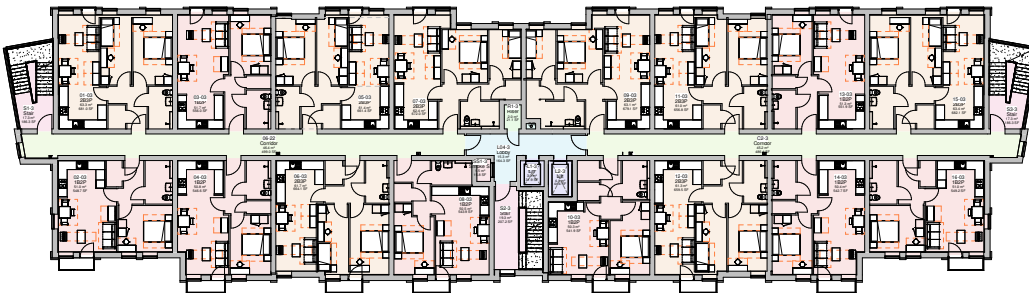
First Floor



Apartment Floor Plans



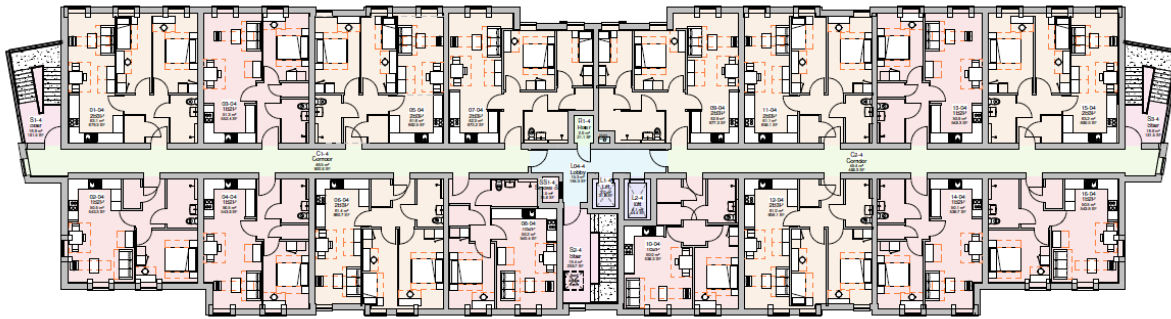
Second Floor



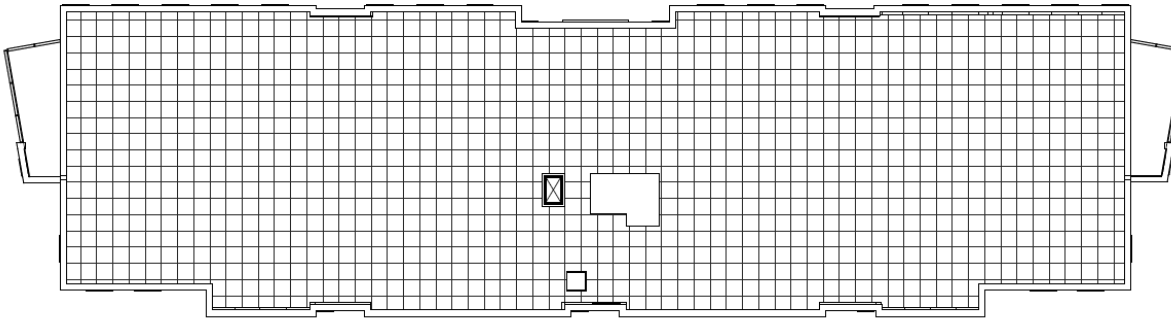
Third Floor



Apartment Floor Plans



Fourth Floor



Roof Plan



Energy & Sustainability Statement

The preferred solution is to provide a fabric-first approach through thermal elements and other parts of the building fabric, then applying or installing renewable technologies to meet the current Part L energy standards.

Several technologies have been investigated for use on the project, such as air source heat pumps and solar PV panels.

The final options will be confirmed via Energy calculations (SAP) to demonstrate compliance with the Part L requirements of the Building Regulations.

Sustainable construction methods and energy efficiency will be adopted at the detailed design stage. This will promote a high standard of build and construction for the development in accordance with Best Practice Standards.

The proposal will seek to follow the aspirations in line with the Building Regulations and Housing Standards Review in order to provide a high quality environment.

Best Practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques, and buildings that are resource and energy efficient.

It is expected that the design will explore the following to promote a reduction in carbon emissions to help meet the 2038 carbon neutrality target:

- Low flow showers, smaller baths and dual low flush toilets as part of controlled water demand and use
- Low energy lighting, energy controls and management
- Double or triple glazing, and improved insulation for walls, roof and floors
- Plots to provide suitable facilities and storage for recycling and waste
- PV Panels on roofs.

Access Statement

Philosophy

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that people with impairments are considered as an integral part of the development process. By developing an inclusive environment, the scheme shall have a positive effect on society by benefitting the increasing elderly population.

Guidance

The scheme has been informed by the following publications:

- (i) Design and Quality Standards 2007 (as guidance and good practice
- (ii) Equality Act 2010
- (iii) Building Regulations Part M 2016 (2015 amendments)

